

COUNTY OF YORK

MEMORANDUM

DATE: March 4, 2004 (BOS Mtg. 3/16/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Yorktown Village Activity District Accessory Structure Approval – Awilda Rivera, 106 Pulaski Street

Issue

The applicant, Ms. Awilda Rivera, has applied for zoning authorization to place an accessory storage shed on property located at 106 Pulaski Street in Yorktown. Pursuant to Section 24.1-327 (b)(3) of the Zoning Ordinance, proposed enlargements or extensions of any single family residential use (including new or expanded accessory uses) may be approved by the Board of Supervisors by resolution and without public hearing.

Considerations

1. The applicant's proposal involves the placement of a 12' x 16' storage shed on the rear portion of the subject property. The shed will be located at the rear corner of the applicant's lot and will be positioned to comply with the 5-foot side and rear yard setback requirements.
2. The proposed shed is a traditional design that will be finished with siding matching the style and color of the existing residence on the property. The shed design is consistent and compatible with the character of the existing residence on the property as well as those that are adjacent.
3. The shed will be placed adjacent to the Walter Street right-of-way, which is a "paper" street that has never been improved. Property on the west side of the right-of-way is owned by the National Park Service.

Recommendation

I recommend that the applicant's request be approved through the adoption of proposed Resolution No. R04-46.

Carter/3337:jmc

Attachments

- Letter dated February 20, 2004 from Awilda Rivera, with attachment
- Vicinity Map and Photos of Property
- Proposed Resolution No. R04-46